

NO TRANSFER  
TAX PAID

## WARRANTY DEED

018987

KNOW ALL MEN BY THESE PRESENTS,

That LIONEL J. GAGNON, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by LEE A. GAGNON, Trustee (in accordance with the provisions of a Revocable Trust created by the within Grantor of ~~even date~~ <sup>on June 11, 1992</sup> herewith) of Waterville, in the County of New Haven, and State of Connecticut, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said LEE A. GAGNON as Trustee, his assigns forever,

PARCEL NO. 1. A certain lot or parcel of land situated in Waterville and bounded and described as follows:

Beginning at a stone monument in the southerly line of Western Avenue at the northeasterly corner of the homestead lot formerly of Selden E. Whitcomb; thence easterly along the southerly line of Western Avenue fifty-eight and five tenths (58.5) feet to an iron pin; thence southerly seventy-six and eight tenths (76.8) feet to an iron pin; thence westerly fifty-nine and one tenth (59.1) feet to an iron pin; thence northerly seventy-four and three tenths (74.3) feet to the point of beginning.

Excepting and reserving from the above described lot a right-of-way twelve (12) feet in width across the entire southerly end of the lot. Also a right-of-way in common with others over a strip of land six (6) feet in width next easterly of above described premises from Western Avenue to the southerly boundary of premises hereby conveyed; excepting and reserving to Mary I. Whitcomb, her heirs and assigns a right-of-way in common with others, over a strip of land six (6) feet in width lying next westerly of the easterly line of the above described lot and extended from Western Avenue to the southerly boundary of the above described lot.

Meaning and intending hereby to convey the premises acquired by the within Grantor Lionel J. Gagnon and Germaine Gagnon by deed of Lucie M. Grondin dated October 24, 1951, and recorded in the Kennebec County Registry of Deeds. Germaine Gagnon died on March 13, 1988.

And see Corrective Deed recorded in the Kennebec County Registry of Deeds in Book 3962, Page 32.

PARCEL NO. 2. A certain lot or parcel of land with the buildings hereon situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pipe driven in the ground in the westerly line of land described in the first lot or parcel of land conveyed to Lucie M. Grondin by Mary I. Whitcomb by deed dated November 8, 1945, and recorded in the Kennebec County Registry of Deeds in Book 830, Page 238; said pin being just sixty-four (64) feet northerly from the southwesterly corner of said first parcel of land described in the above mentioned deed, said sixty-four (64) feet measured in a northerly direction in said westerly line of above mentioned first parcel; thence northerly in said westerly line sixty-four (64) feet to said southwesterly corner of said first parcel of land; thence easterly in the southerly line of land described in first parcel of land to land of Mary I. Whitcomb; thence northerly in the westerly line of land of said Mary I. Whitcomb fifty (50) feet to an iron pin in said westerly line of said Mary I. Whitcomb; thence westerly to the point begun at.

Also a right-of-way in common with others over a strip of land six (6) feet in width next easterly along the easterly side of the

44-23  
# 172544-22  
# 1724

L.J.G.

first parcel of land described in said deed from Mary I. Whitcomb to the said Lucie M. Grondin from Western Avenue to the southerly boundary of land hereby conveyed. Excepting and reserving to the said Mary I. Whitcomb, her heirs and assigns, a right-of-way in common with others over a strip of land six (6) feet in width lying next westerly of the easterly boundary of the first parcel above mentioned and extending from Western Avenue to the southerly boundary of the land hereby conveyed. Together with a right-of-way in common with others over a strip of land ten (10) feet in width lying next northerly of land hereby conveyed and extending the whole length of said northerly line.

Meaning and intending hereby to convey the premises acquired by Lionel J. Gagnon and Germaine F. Gagnon by deed of John J. Grenier et ux dated July 11, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1655, Page 347. Germaine F. Gagnon died on March 13, 1988.

And see Corrective Deed recorded in the Kennebec County Registry of Deeds in Book 3969, Page 100.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said LEE A. GAGNON, as Trustee, his heirs and assigns, to him and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said LIONEL J. GAGNON, widower, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29 day of June, in the year of our Lord one thousand nine hundred and ~~ninety-two~~ <sup>ninety-six</sup>.

Signed, Sealed and Delivered  
in the presence of:

Daniel J. Bernier

Lionel J. Gagnon  
Lionel J. Gagnon

STATE OF MAINE  
KENNEBEC, SS.

DATED: July 27, 1996  
~~June~~, 1992-

Personally appeared the above named LIONEL J. GAGNON and acknowledged the above instrument to be his free act and deed.

Before me,

Daniel J. Bernier

Notary Public

Print Name:

My Commission Expires:

DANIEL J. BERNIER

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES DECEMBER 6, 2000

RECEIVED KENNEBEC SS.

1996 AUG -5 AM 9:00

ATTEST: Daniel Bernier

REGISTER OF DEEDS

